

COUNTY OF YORK

MEMORANDUM

DATE: February 6, 2003 (BOS Mtg. 2/18/03)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-612-03, Carl and Karen Berquist; Request for Authorization of Accessory Apartment

This application was considered by the Board at its January 21, 2003 meeting and, subsequent to conducting the public hearing, was tabled to allow sufficient time for the applicants (who were not present at the meeting) to consider adjusting their proposal. Since that time the following has occurred:

- ? The applicants have re-measured the floor area of their home and determined that it is not 1,243 square feet, as reported in the previous memorandum (and on the real estate records). Instead, the floor area of the house, as verified through a field visit by the County's Real Estate Assessment Office, is 1,679 square feet.
- ? The applicants have also consulted with the Building Official concerning the proposed structure and the Building Code requirements that define "habitable" space. As a result, it has been determined that the area of the proposed loft that the applicants had previously indicated to be 300 square feet should, in fact, be reflected as 150 square feet since only half of the second floor level would have a ceiling height greater than 4.5 feet. As such, the total "habitable" floor area of the proposed accessory apartment would be 750 square feet.
- ? Recalculating the floor area ratios using these revised figures results in the accessory apartment representing 44.6% of the floor area of the principal structure, rather than 72% as reported in the previous memorandum.

A letter from Mrs. Berquist, dated February 5, 2003, is attached. The Berquists have requested that this application be scheduled for consideration and action by the Board based on these newly provided figures.

A copy of the previous memorandum is attached for reference. Also attached is proposed Resolution No. R03-5(R), which reflects the applicants' amended floor area request (750 square feet). I recommend its adoption.

Carter/3337
Attachments

- ? Letter from Karen Berquist, dated February 5, 2003
- ? Copy of January 3, 2003 memorandum to Board of Supervisors
- ? Proposed Resolution No. R03-5(R)